175.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,800 / 891,800
					USE VALUE:	891,800 / 891,800
					ASSESSED:	891,800 / 891,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE BRIAN T--ETAL
Owner 2:	SCHWEDOCK JULIE
Owner 3:	
Street 1:	21 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6580.000	459,600		432,200	891,800
Total Card	0.151	459,600		432,200	891,800
Total Parcel	0.151	459,600		432,200	891,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.45 | /Parcel: 435.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117279

GIS Ref

GIS Ref

Insp Date 06/08/21

!13649!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,600	0	6,580.	432,200	891,800		Year end	12/23/2021
2021	101	FV	359,100	0	6,580.	432,200	791,300		Year End Roll	12/10/2020
2020	101	FV	359,100	0	6,580.	432,200	791,300	791,300	Year End Roll	12/18/2019
2019	101	FV	271,600	0	6,580.	426,000	697,600	697,600	Year End Roll	1/3/2019
2018	101	FV	271,600	0	6,580.	327,200	598,800	598,800	Year End Roll	12/20/2017
2017	101	FV	271,600	0	6,580.	308,700	580,300	580,300	Year End Roll	1/3/2017
2016	101	FV	271,600	0	6,580.	284,000	555,600	555,600	Year End	1/4/2016
2015	101	FV	256,500	0	6,580.	265,500	522,000	522,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:27:41

LAST REV

Date	Time
06/08/21	08:35:44
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRUTT KENNETH A	22125-127		6/15/1992		196,000	No	No	Y	

USER DEFINED

Prior Id # 1:	117279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	54	Addition	149,000	O				
2/26/2014	144	Redo Bat	13,000	C				
7/25/2005	652	Addition	115,000	C		G7	GR FY07	REM EXSTG SUN PRCH
10/15/2001	780	Porch	2,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2021	Measured	DGM	D Mann
6/8/2021	Permit Visit	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/1/2008	Meas/Inspect	345	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6580		Sq. Ft.	Site		0	70.	0.94	6									432,181						432,200	

Total AC/HA:	0.15106	Total SF/SM:	6580	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,181	Spl Credit		Total:	432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16269529
Const Adj.:	0.98990101
Adj $ / SQ:	155.379
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515283
Depreciation:	55651
Depreciated Total:	459632

COMMENTS

RADIANT HEAT IN ADDITION. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB 1

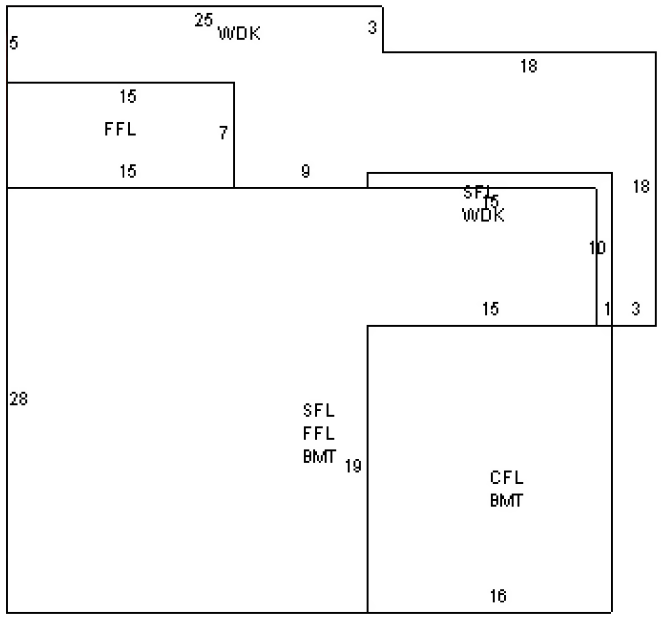
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.92
Special Features:	0	Val/Su Net:	129.39
Final Total:	459600	Val/Su SzAd	224.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,111	46.610	51,788
FFL	First Floor	912	155.380	141,705
SFL	Second Floor	832	155.380	129,275
WDK	Deck	393	8.460	3,324
CFL	Cathflr	304	163.150	49,597

Net Sketched Area:	3,552			Total:	375,689
Size Ad	2048	Gross Area	3552	FinArea	2048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

175.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc